

TOWN OF HOUNSFIELD PLANNING BOARD MEETING

May 10, 2016

A special meeting of the Town of Hounsfield Planning Board was called to order by Chairperson Yvonne Podvin at 7:00 p.m. at the Town Hall, Co. Rt. 66. The Pledge of Allegiance was said.

Roll call was given and members present were: Yvonne Podvin, Mel Washburn, Kelly Harrienger, Paul Locy and Maryann Oliver.

File #2016-08 Primax Properties LLC, c/o Bohler Engineering MA LLC – Tax Map #88.16-1-23.1

Yvonne Podvin reviewed a short outline of an up-to-date with the project of the Dollar General Store. At this time, Mrs. Podvin asked that all correspondence from the public be part of the record. Also, the Stormwater Pollution Prevention plan to be part of the record.

Caryn Mlodzianowski from Bohler Engineering gave a brief overview of this project and documents that have been submitted. She stated that all guidelines have been met or exceeded within the requirements. The Environmental Assessment Form (SEQR) Part 1 is completed.

A public meeting was reopened (comment session only).

Lawrence Barone – Read a statement that he and his wife prepared opposing the Dollar General.

Bob Slye – Attorney for Janet (Boo) Wells who owns the house next door – He informed the Planning Board that they can ask for reasonable conditions regarding this project. He is asking for screening for Mrs. Wells property from this project. To constitute a visual and noise buffer from this project. Mr. Slye was asking the Board to request to have a berm lifting above the ground and a six foot fence with plantings between the store and Janet Wells house.

Janet (Boo) Wells – Read part of a letter from a Planning and Engineering firm who reviewed the project. This letter is on file.

Conrad Butzer – He believes that the store will create jobs and broaden the tax base. He feels that the Dollar General will be a good place to shop in and give good values.

Carol Hill – Continued reading from the same letter as Janet Wells.

Day Hills – Asked the board to consider three areas of concern. The historical nature of the area and making the store more aesthetically appealing to the area; traffic issues – can the driveway be moved to Route 3; and the lighting impact.

Andy Taylor – Asked for the aesthetic standards to be considered and that they be consistent with the village.

Pat Jareo – Expressed that these meetings have been very controversial. Informed the Planning Board that they have an opportunity now and that they can legally vote against the Dollar General totally with a good attorney.

Suzanne Kimmett – Campbells Point – Just wanted to remind the Board where we have come from and how far Sackets has come as a community with style. She doesn't want the community to go backwards. She does not want Sackets Harbor Village standards lowered.

Terry Zumbach – Route 3 – Wants to have a berm built to protect his trout pond and will furnish the dirt to do it to keep the run-off to his pond.

Cheryl Burns – From speaking with people in other places she has learned that Dollar General is a wonderful company to work with. Ask the Dollar General for what you want and they will work with you.

Jimmy Ellinger – Reminded everyone that there are other business that have been approved that are on the outskirts of the town that do not look historical. This project will help people in the community.

Heike Brazie – Doesn't see a lot of jobs from other businesses that have been added. She sees the traffic as being a problem. She asked if there is a traffic evaluation to be done. She wonders about the business over the long term with the economy and slow winter months.

Cheryl Burns – She will shop at the Dollar General during the winter months. She will shop there rather than drive to Watertown.

Pat Jareo – Brought to the Board's attention that Senator Ritchie stated that a traffic study could be done.

Janet (Boo) Wells – She is hoping that the Planning Board will discuss the placement of the loading dock and where trucks will idle. She would like it on the South side of the building.

Public hearing was closed at 7:30 p.m.

Town Attorney Dave Renzi stated that a Full Environmental Assessment Form (SEQR) has been completed and had been sent to other involved agencies.

It is to be on the record that, the applicant did submit a Short Form SEQR first which would typically be appropriate, but the Planning Board requested that a Long Form SEQR be completed to make sure all potential issues with somewhat controversial Site Plan Review be addressed.

Part II of SEQR Form was read by Attorney Renzi and the Board responded and completed.

Part III of the SEQR was gone over. The Planning Board as Lead Agency all agreed that a negative declaration be issued. All agencies and County will be notified and filed.

The Planning Board unanimously decided to vote on the Dollar General Store tonight.

The Planning Board discussed some of the issues that have been brought up during the process in regards to fencing issues towards Mrs. Wells property and a split rail fence around the school house. Greenery to be put up in front of the stockade fence, berms and lighting. A peak roof was discussed but because they put the HVAC on top of the roof they are proposing a flat roof. They use a split face masonry block. Two different colors with wainscot on the bottom. With the lighting plan that was submitted it was indicated that there will be no spill over on adjacent properties. The lighting does not shine on Mrs. Wells property or the school house property.

Pictures were shown of the proposed building.

A motion was made to approve the site plan as presented with the stipulation that a six foot stockade fence with arborvitaes will be added for the Wells property. Also, there will be a stockade split rail fence along the border of the old school house.

The question was asked about Mrs. Wells buildings that are encroached on the Dollar General site. Dollar General is not proposing to remove the buildings. It was asked if that was a written agreement between the two property owners. No.

It was asked if the applicant will work with the farmer regarding the berm with the pond. Caryn indicated they will wait for his letter to review the proposal.

Yvonne Podvin asked the Planning Board members if they were ready to vote on this project. Dave Renzi, Town Attorney indicated there should be a motion made. MaryAnn Oliver made a motion to take a roll call vote to approve the Site Plan as presented with stipulations (adding greenery along the stockade fence, split rail fence around the stone school house). After a lengthy discussion, MaryAnn Oliver rescinded her motion. Yvonne Podvin made a motion to accept the Site Plan application for approval with stipulations that arborvitaes be planted by the stockade fence adjacent to the Wells property and split rail fence along the border of the stone school house. Paul Locy seconded. A roll call vote was given. The motion was passed unanimously.

Motion was approved.

A motion to adjourn was made with Paul Locy making the motion and Mel Washburn seconding the motion. Meeting adjourned at 8:09 p.m.

Respectfully submitted by Sheryl Crandall